

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and the
S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION
Refer to: P/N #2003-1E-248-P

22 August 2003

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

PALMETTO BLUFF DEVELOPMENT, LLC
145 PALMETTO BLUFF ROAD
BLUFFTON, SOUTH CAROLINA 29910

for a permit to construct four (4) community dock structures in the

MAY RIVER

at Phase I, Palmetto Bluff Development, Bluffton, Beaufort County, South Carolina.
(Latitude – 32.2258, Longitude – 80.8708)

In order to give all interested parties an opportunity to express their views

N O T I C E

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 22 SEPTEMBER 2003

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing four community dock structures, including three (3) community kayak docks and the replacement/expansion of the existing dock structure for community use.

The community kayak docks are designated as docks #1, #2, and #4 on the project plans. Dock #1 will consist of a 20' x 20' covered fixed pierhead attached to highland by a 6' x 231' walkway with an 18' x 70' low profile floating dock attached to the fixed pierhead by a 4' x 30' aluminum gangway. Dock #2 will consist of a 20' x 20' covered fixed pierhead attached to highland by a 6' x 200' walkway with an 18' x 70' low profile floating dock attached to the fixed pierhead by a 4' x 30' aluminum gangway. Dock #4 will consist of a 20' x 20' covered fixed pierhead attached to highland by a 6' x 93' walkway with an 18' x 70' low profile floating dock attached to the fixed pierhead by a 4' x 30' aluminum gangway. These structures will be utilized for the launching and retrieval of canoes and kayaks.

Dock #3 is the existing dock structure which consists of a 24' x 40' concrete fixed pierhead attached to highland by an 8' x 145' concrete walkway with a 14' x 60' floating dock attached to the fixed pierhead by a 4' x 30' gangway and a boat lift. Although not constructed, a permit has been issued for a roof over the existing fixed pierhead. The existing walkway and fixed pierhead will be replaced with the same dimensions. The existing gangway, floating dock, and boat lift on the south side of the existing fixed pierhead will remain. The proposed new work at Dock #3 consists of the installation of a 14' x 38' floating dock to be located on the north side of the existing fixed pierhead and attached to the fixed pierhead by a 4' x 30' gangway. In addition, the roof over the existing fixed pierhead will be installed.

The purpose of these structures is to provide temporary moorage and access to the May River and area waterways for residents and guests of the Palmetto Bluff community.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or

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Palmetto Bluff Development, LLC

proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

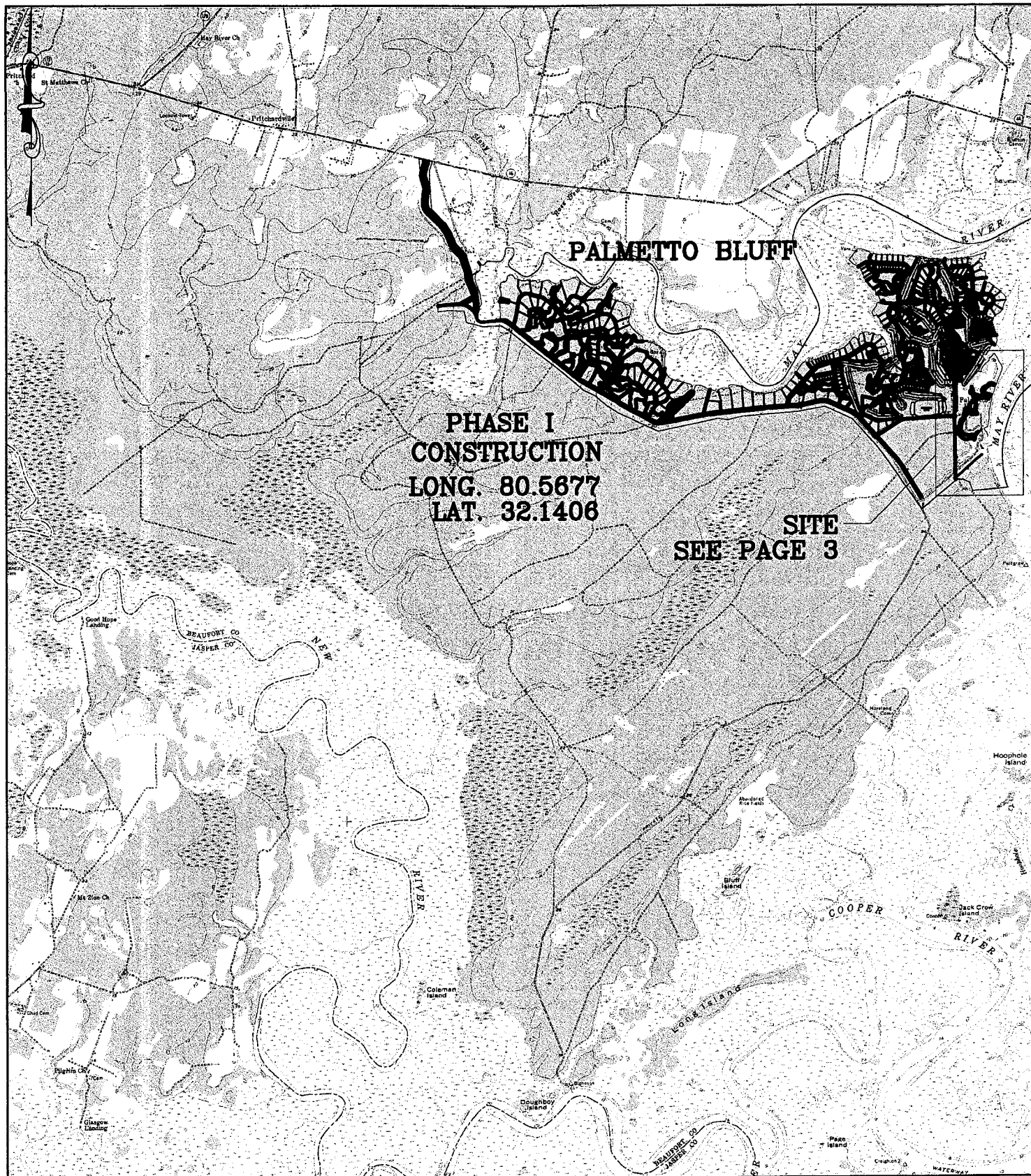
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



Jackie Easterling
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

APPLICANT:
PALMETTO BLUFF DEVELOPMENT, LLC
2003-1E-248



PALMETTO BLUFF
 BLUFFTON, S.C.
 QUADRANGLE MAP
 PRITCHARDVILLE QUAD MAP
 DATE: APRIL 30, 2003
 DATE REVISED: JUNE 17, 2003
 SHEET 2 OF 21
 SOURCE: THOMAS & HUTTON ENGINEERING CO.

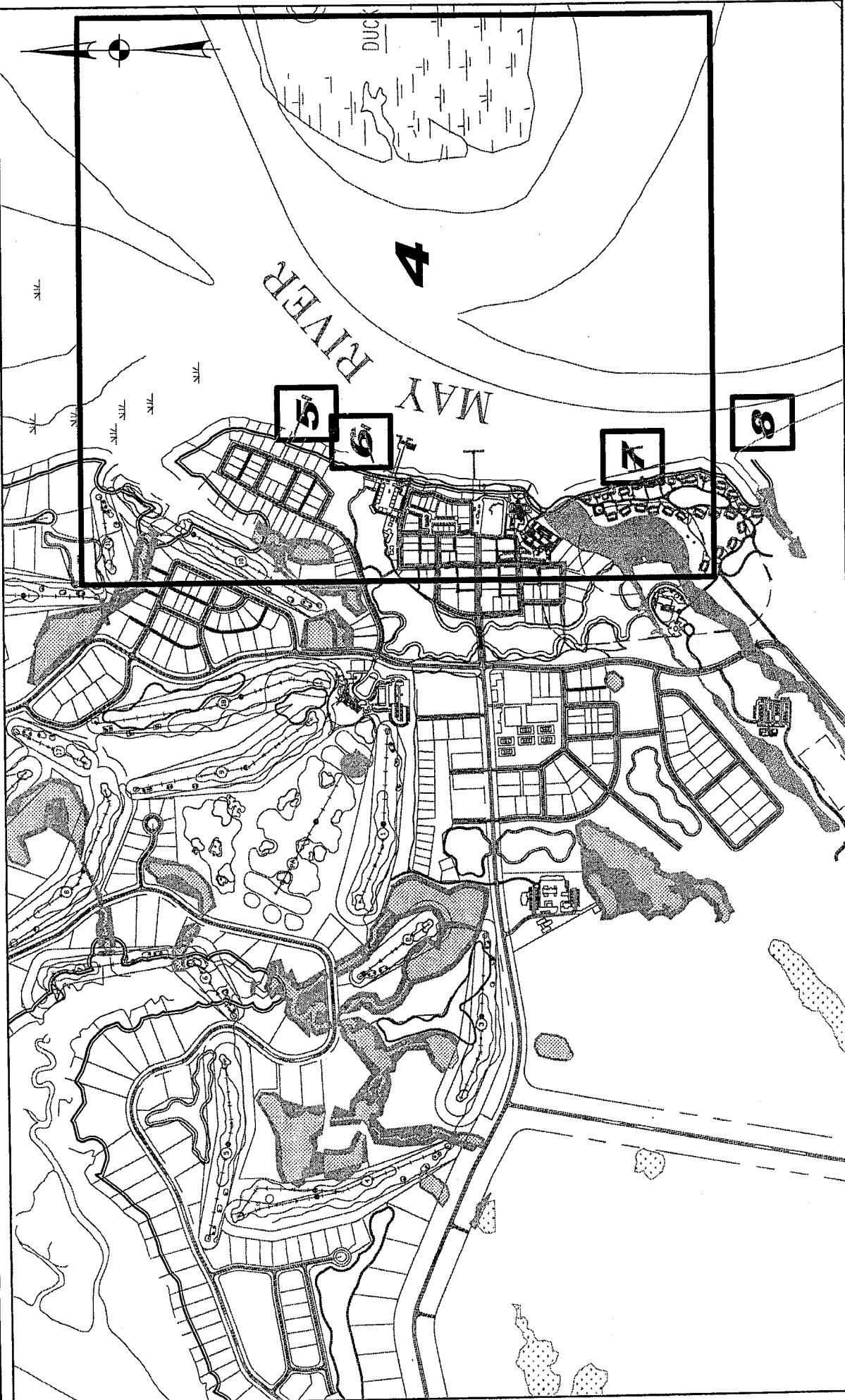
SCALE:
 1" = 5000'±

DATUM:
 MEAN SEA LEVEL

PROPOSED ACTIVITY:
 COMMUNITY DOCK CONSTRUCTION

COUNTY:
 BEAUFORT COUNTY

APPLICANT:
 PALMETTO BLUFF DEVELOPMENT, LLC.
 2003-1E-248



PROPOSED ACTIVITY:
COMMUNITY DOCK CONSTRUCTION

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
PALMETTO BLUFF DEVELOPMENT, LLC.

2003-16-248

PALMETTO BLUFF
BLUFFTON, S.C.
KEY MAP

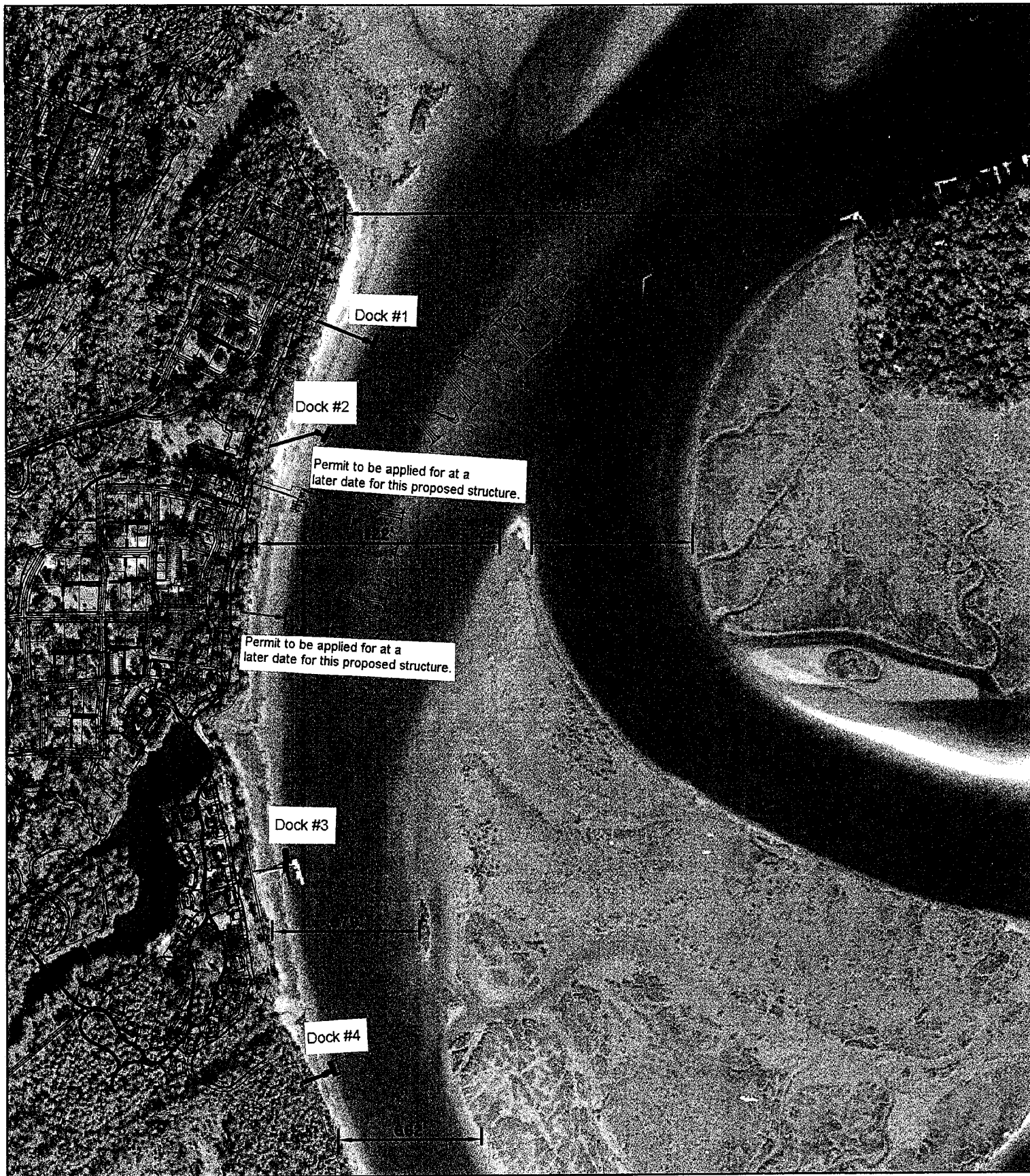
DATE: APRIL 30, 2003
DATE REVISED: JUNE 17, 2003

SHEET 3 OF 21

SOURCE: THOMAS & HUTTON ENGINEERING CO.

SCALE:
1" = 1000'

DATUM:
MEAN SEA LEVEL



DOCK PLAN -MAY RIVER DIMENSIONS

PALMETTO BLUFF

DATE: APRIL 30, 2003

SHEET 4 OF 21

SCALE: 1" = 600'

SOURCE: THOMAS & HUTTON ENG. CO.

DATE REVISED: AUGUST 1, 2003

DATUM:

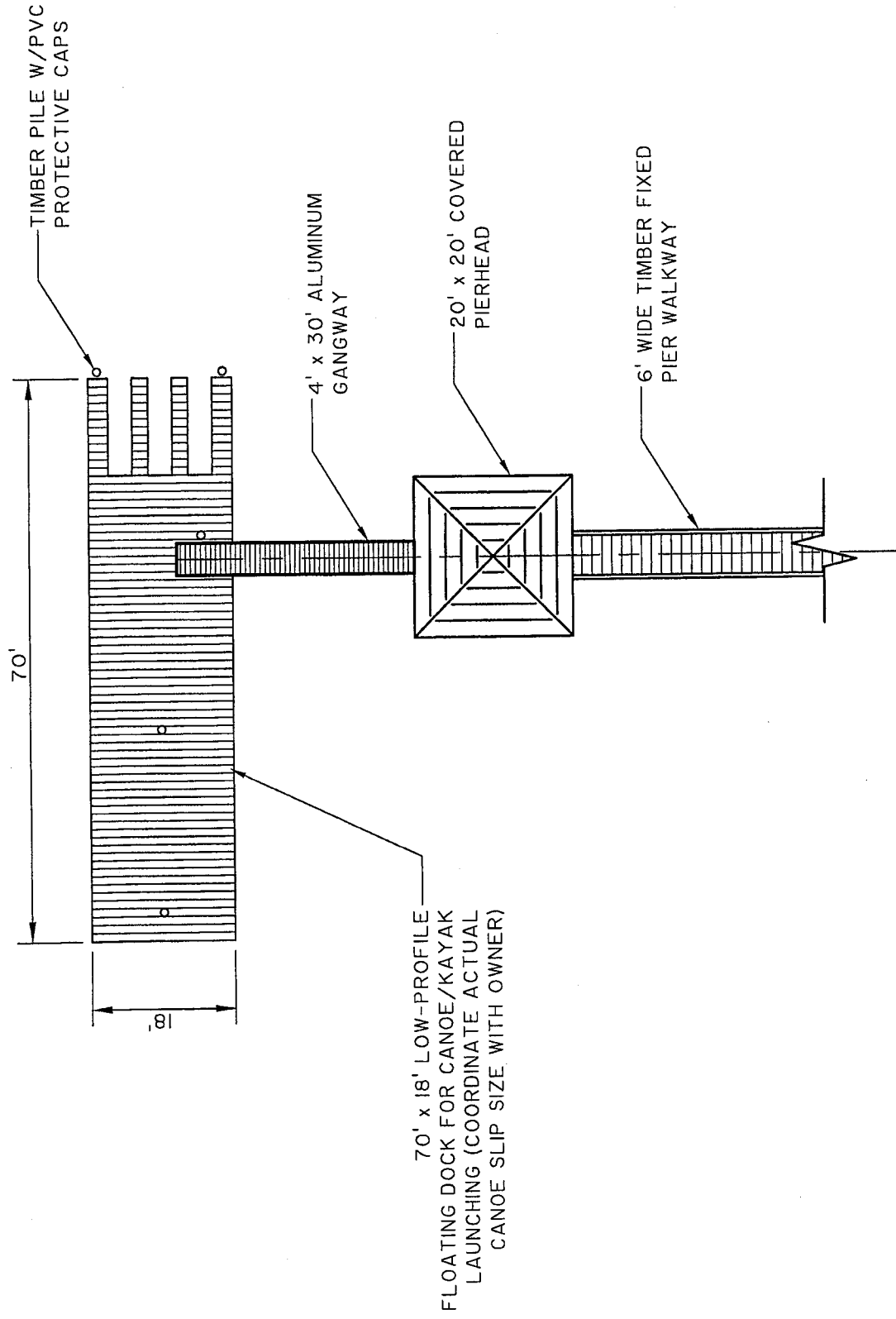
MEAN LOW WATER

PROPOSED ACTIVITY:
COMMUNITY DOCK CONSTRUCTION

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
PALMETTO BLUFF DEVELOPMENT, LLC.

2003- 1E- 248



PROPOSED ACTIVITY:
COMMUNITY DOCK CONSTRUCTION

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
PALMETTO BLUFF DEVELOPMENT, LLC.

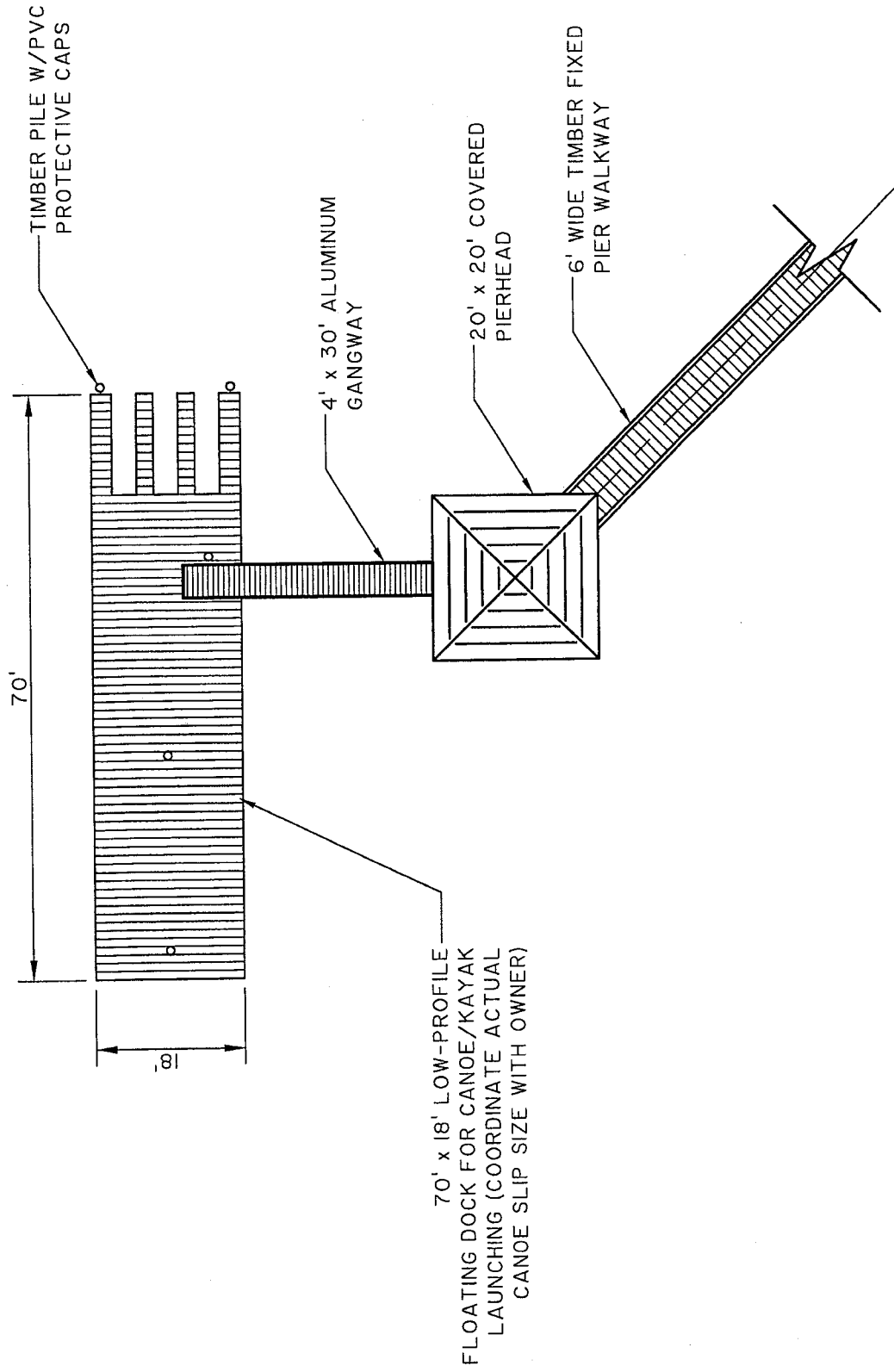
DOCK PLAN #1 & #4
PALMETTO BLUFF

DATE: APRIL 30, 2003
SHEET 9 OF 21
SCALE: 1" = 20'

DATE REVISED: JUNE 17, 2003

SOURCE: THOMAS & HUTTON ENGINEERING CO. 2003-1E-248

DATUM:
MEAN LOW WATER



DOCK PLAN #2 PALMETTO BLUFF

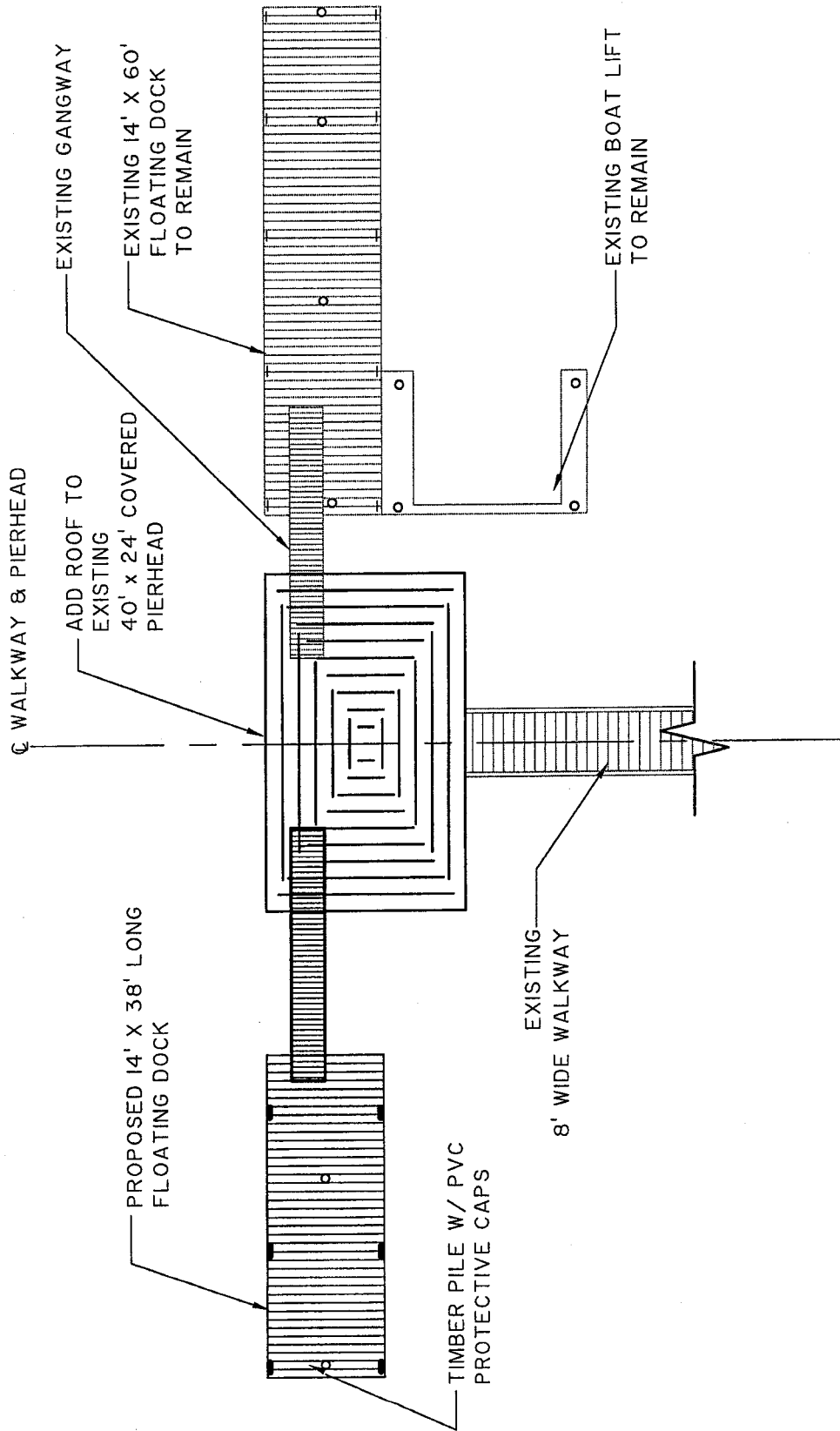
DATE: APRIL 30, 2003
SHEET 10 OF 21
SCALE: 1" = 20'
SOURCE: THOMAS & HUTTON ENGINEERING CO. 2003-1E-248

DATE REVISED: JUNE 17, 2003

DATUM:
MEAN LOW WATER

PROPOSED ACTIVITY:
COMMUNITY DOCK CONSTRUCTION

COUNTY:
BEAUFORT COUNTY, S.C.
APPLICANT:
PALMETTO BLUFF DEVELOPMENT, LLC.



DOCK PLAN #3

PALMETTO BLUFF

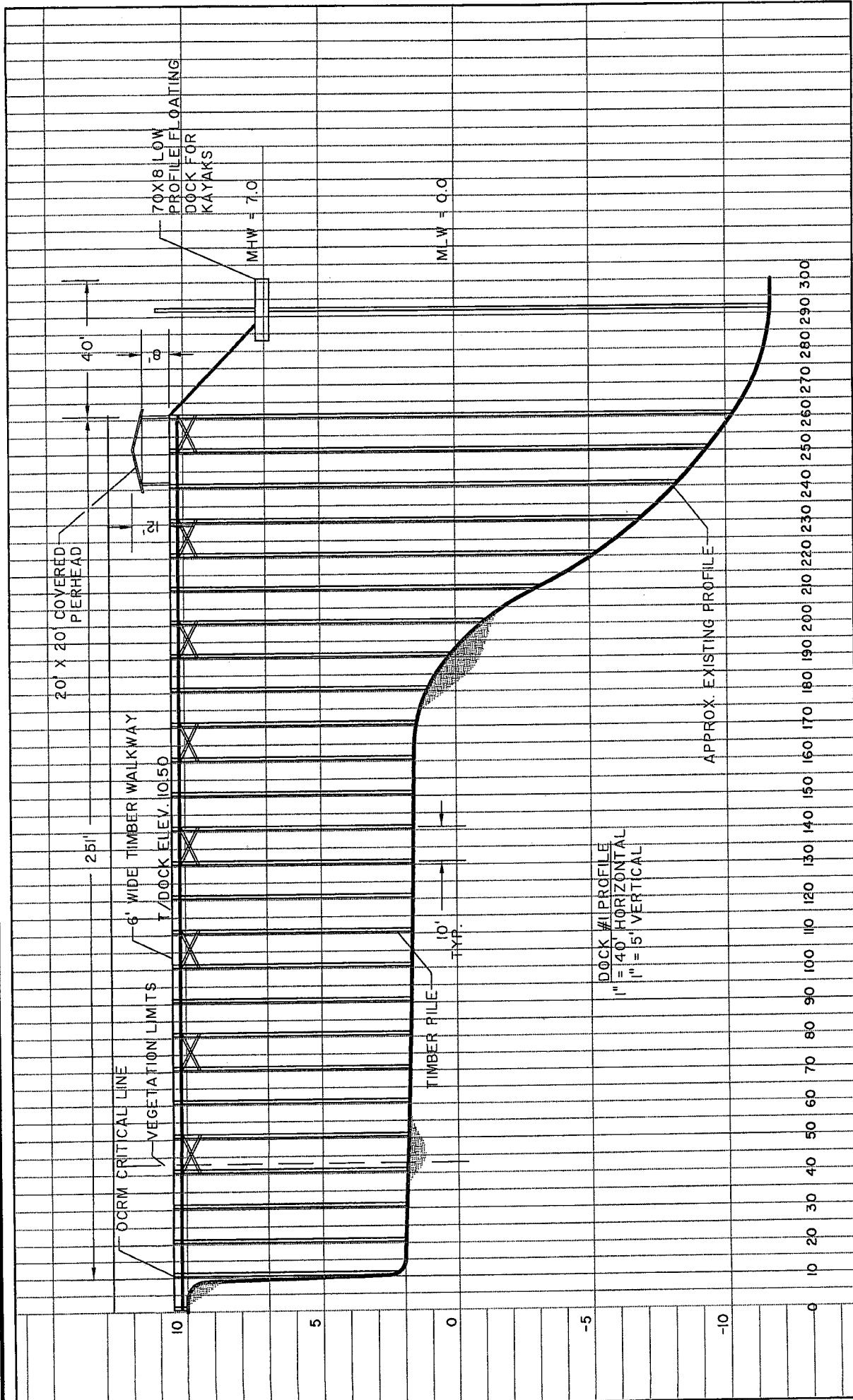
DATE: APRIL 30, 2003
 SHEET 11 OF 21
 SCALE: 1" = 20'
 SOURCE: THOMAS & HUTTON ENGINEERING CO. 2003-1E-248

DATE REVISED: AUGUST 1, 2003

DATUM:
 MEAN LOW WATER

PROPOSED ACTIVITY:
COMMUNITY DOCK CONSTRUCTION

COUNTY:
 BEAUFORT COUNTY, S.C.
 APPLICANT:
 PALMETTO BLUFF DEVELOPMENT, LLC.



PROPOSED ACTIVITY:
COMMUNITY DOCK CONSTRUCTION

COUNTY:
BEAUFORT COUNTY, S.C.

APPLICANT:
PALMETTO BLUFF DEVELOPMENT, LLC.

DOCK PROFILE #1
PALMETTO BLUFF

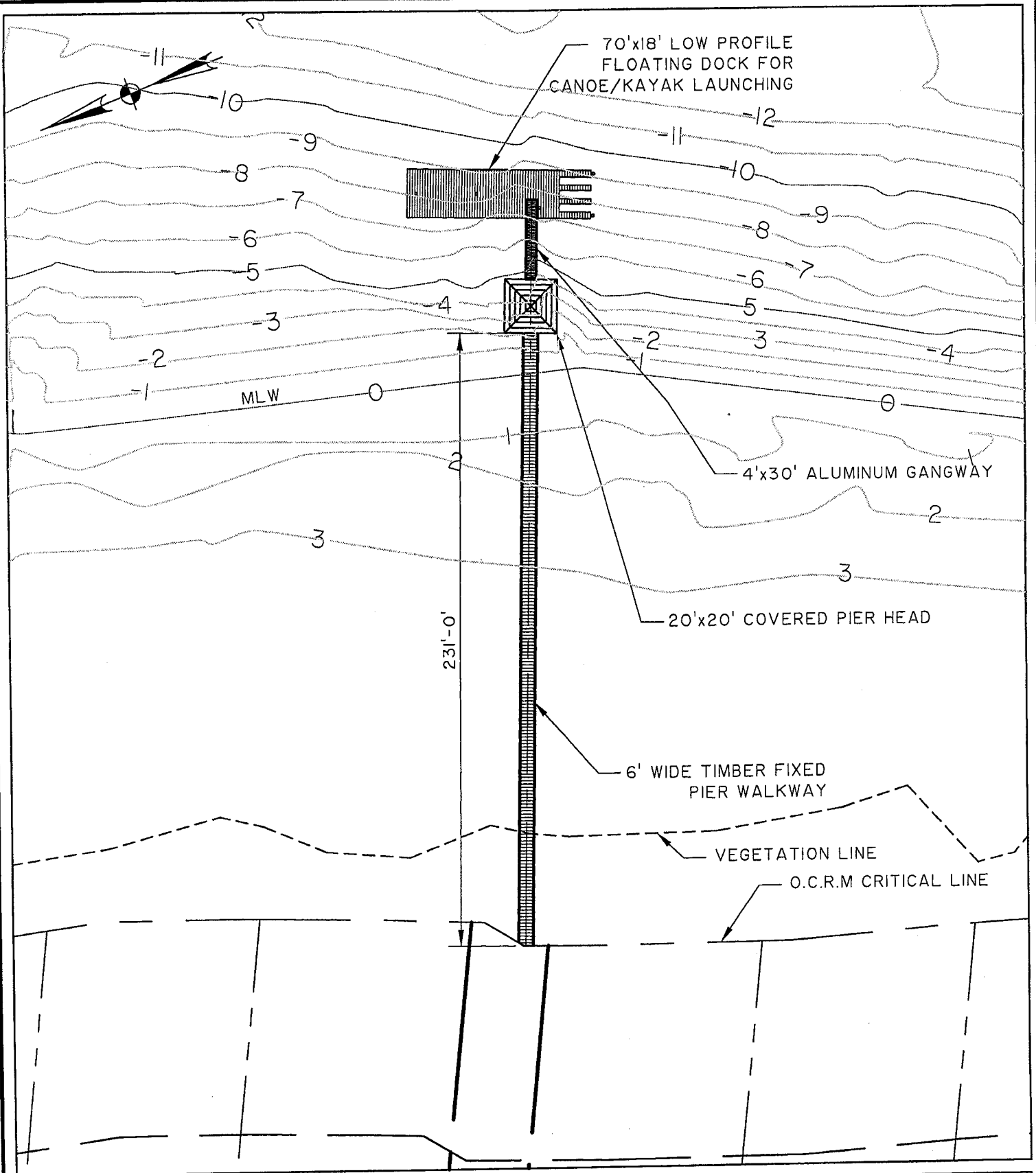
DATE: APRIL 30, 2003

DATE REVISED: JUNE 17, 2003

SHEET 12 OF 21

SCALE: SEE PROFILE

SOURCE: THOMAS & HUTTON ENGINEERING CO. 8003-IE-248



DOCK PLAN #1

PALMETTO BLUFF

DATE: APRIL 30, 2003

SHEET 5 OF 21

SCALE: 1" = 50'

SOURCE: THOMAS & HUTTON ENG. CO.

DATE REVISED: JUNE 17, 2003

DATUM:

MEAN LOW WATER

PROPOSED ACTIVITY:

COMMUNITY DOCK CONSTRUCTION

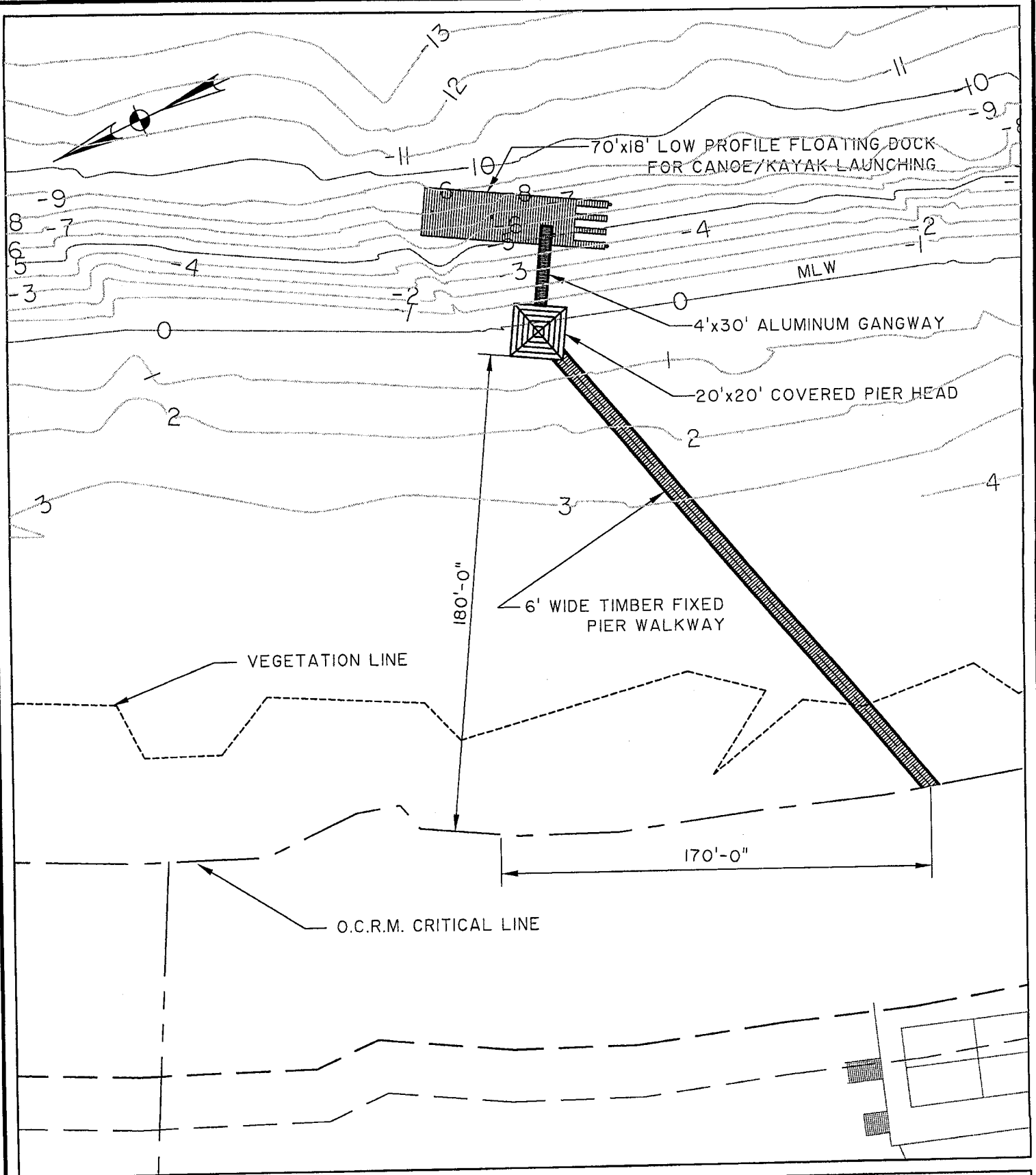
COUNTY:

BEAUFORT COUNTY, S.C.

APPLICANT:

PALMETTO BLUFF DEVELOPMENT LLC.

2003-1E-248



DOCK PLAN #2

PALMETTO BLUFF

DATE: APRIL 30, 2003

SHEET 6 OF 21

SCALE: 1" = 50'

SOURCE: THOMAS & HUTTON ENG. CO.

DATE REVISED: JUNE 17, 2003

DATUM:

MEAN LOW WATER

PROPOSED ACTIVITY:

COMMUNITY DOCK CONSTRUCTION

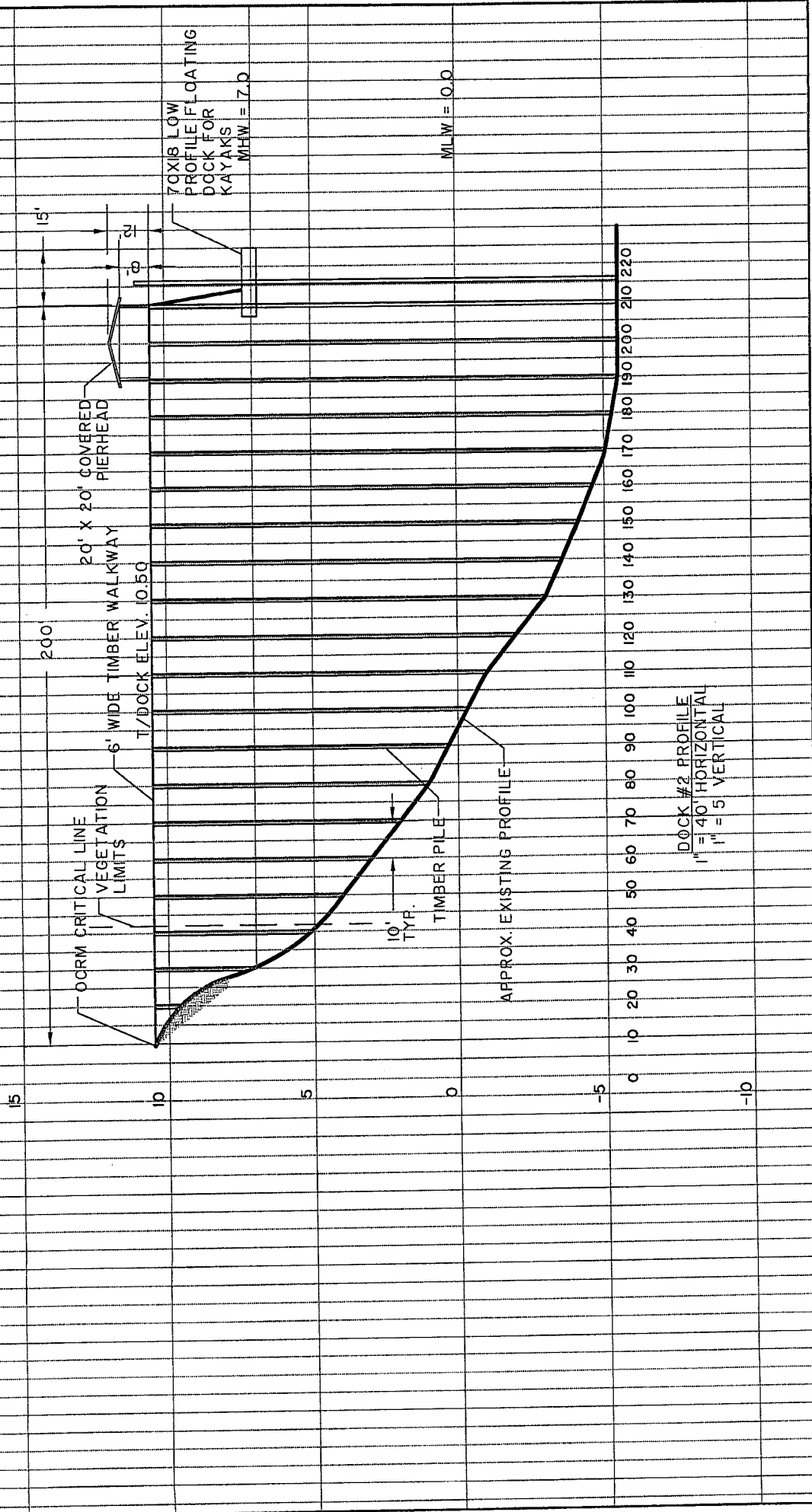
COUNTY:

BEAUFORT COUNTY, S.C.

APPLICANT:

PALMETTO BLUFF DEVELOPMENT, LLC.

2003-1E-248



DOCK PROFILE #2
PALMETTO BLUFF

DATE: APRIL 30, 2003
SHEET 13 OF 21
SCALE: SEE PROFILE
SOURCE: THOMAS & HUTTON ENGINEERING CO.

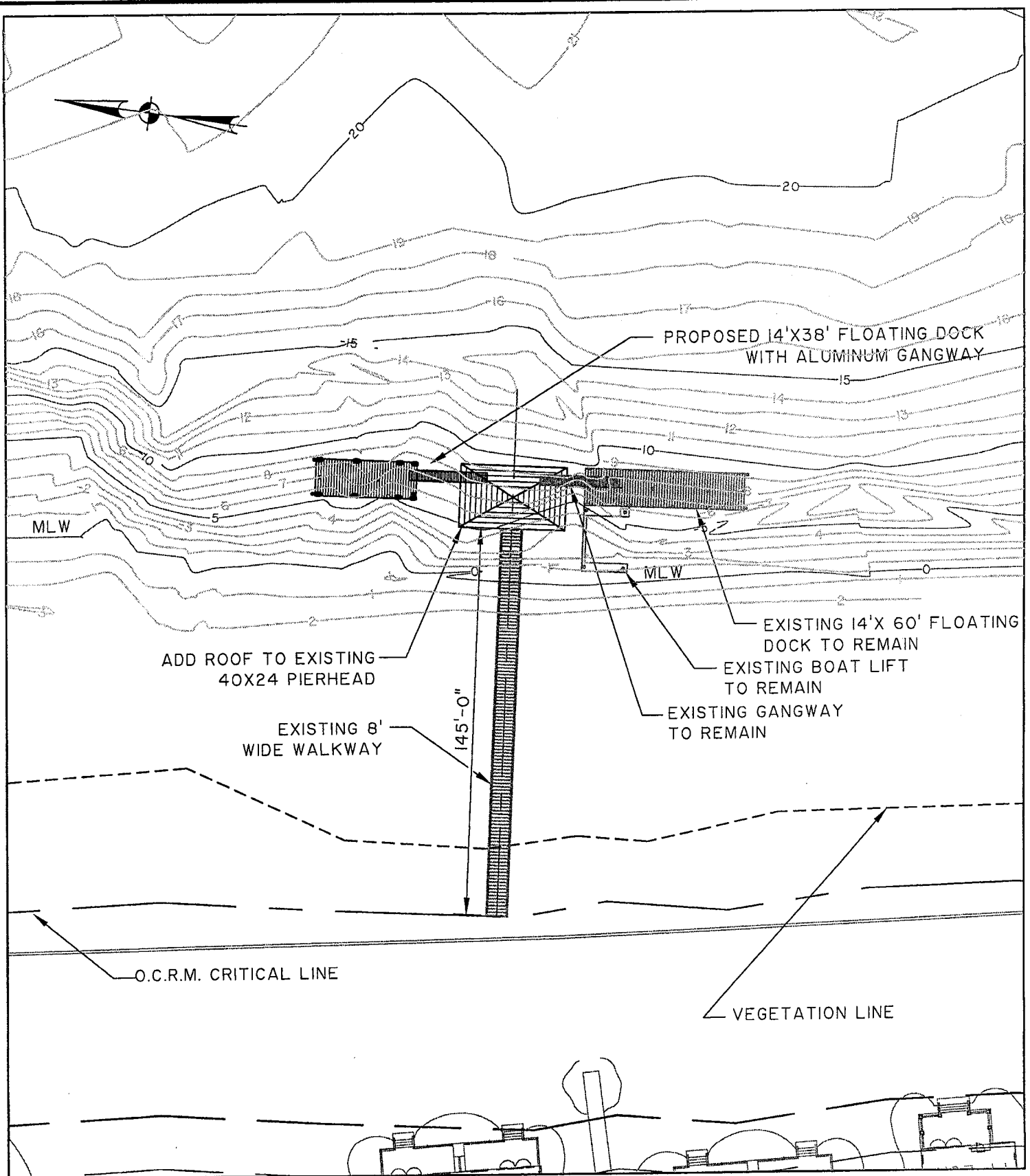
DATE REVISED: JUNE 17, 2003

DATUM:
MEAN LOW WATER

2003-1E-248

PROPOSED ACTIVITY:
COMMUNITY DOCK CONSTRUCTION

COUNTY:
BEAUFORT COUNTY, S.C.
APPLICANT:
PALMETTO BLUFF DEVELOPMENT, LLC.



DOCK PLAN #3

PALMETTO BLUFF

DATE: APRIL 30, 2003

SHEET 7 OF 21

SCALE: 1" = 50'

SOURCE: THOMAS & HUTTON ENG. CO.

DATE REVISED: AUGUST 1, 2003

DATUM:

MEAN LOW WATER

PROPOSED ACTIVITY:

COMMUNITY DOCK CONSTRUCTION

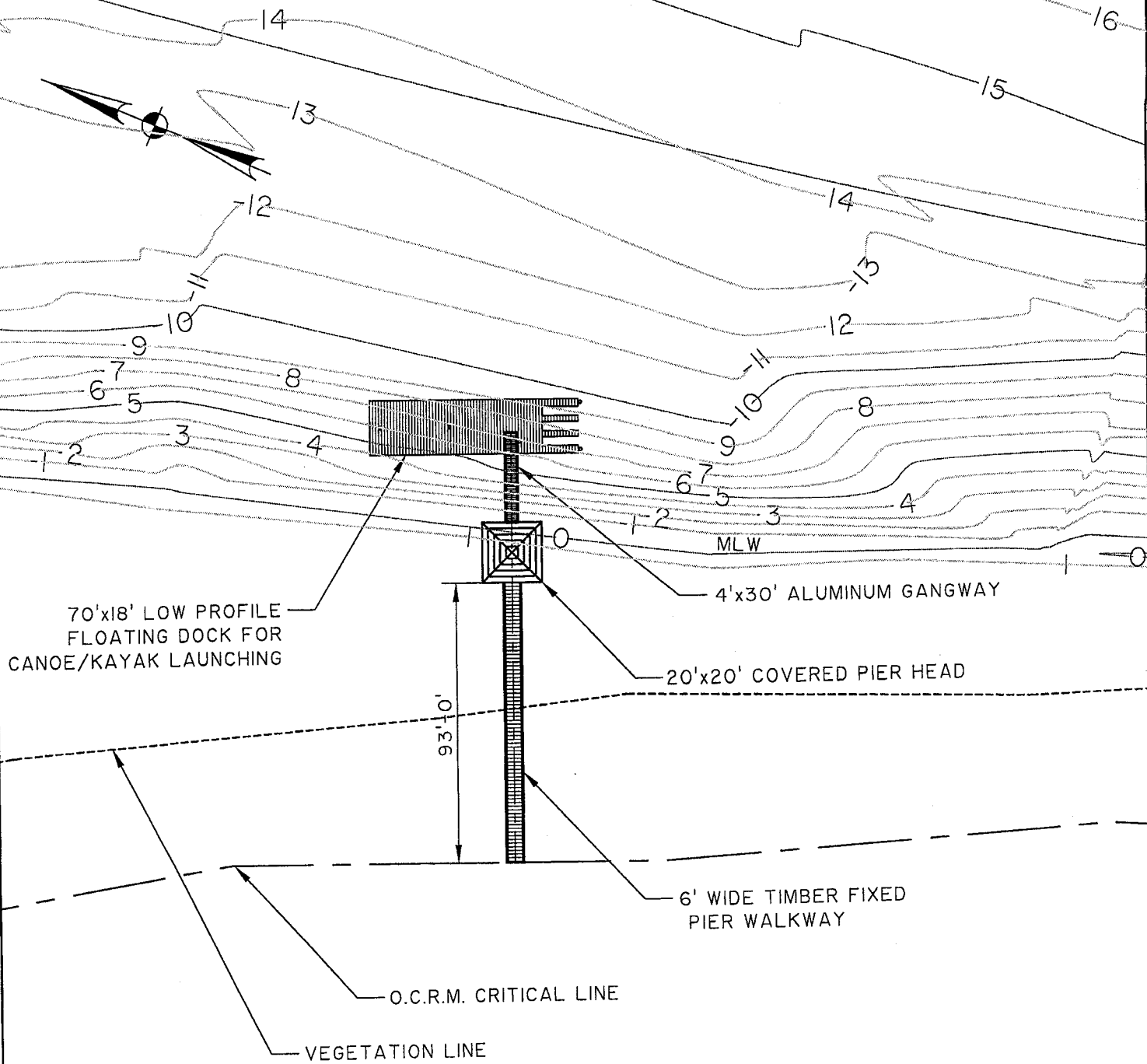
COUNTY:

BEAUFORT COUNTY, S.C.

APPLICANT:

PALMETTO BLUFF DEVELOPMENT, LLC.

2003-1E-248



DOCK PLAN #4
PALMETTO BLUFF

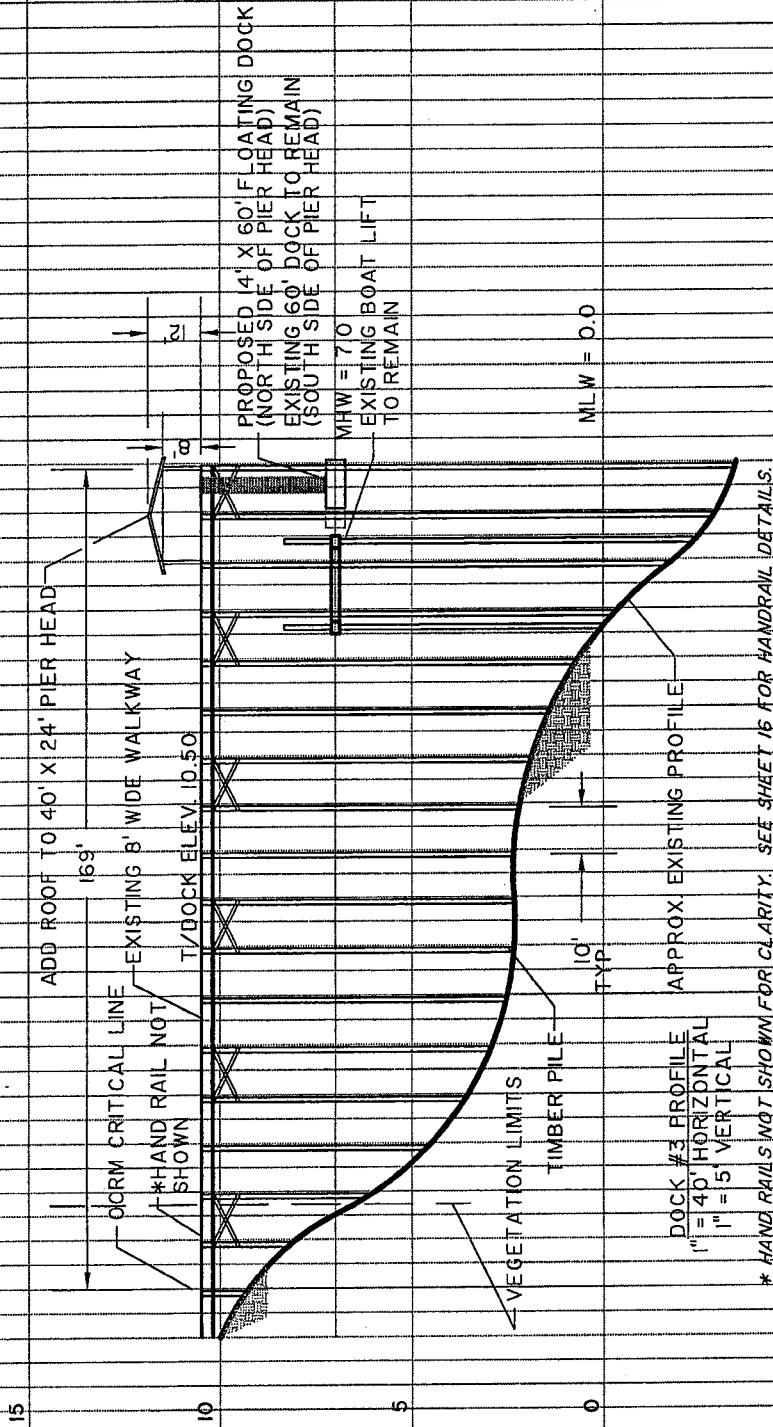
1567IPA-6

DATE: APRIL 30, 2003 DATE REVISED: JUNE 17, 2003
SHEET 8 OF 21
SCALE: 1" = 50'
SOURCE: THOMAS & HUTTON ENG. CO. DATUM: MEAN LOW WATER

PROPOSED ACTIVITY:
COMMUNITY DOCK CONSTRUCTION

COUNTY:
BEAUFORT COUNTY, S.C.
APPLICANT:
PALMETTO BLUFF DEVELOPMENT, LLC.

2003-1E-248



DOCK PROFILE #3

PALMETTO BLUFF

DATE: APRIL 30, 2003
SHEET 14 OF 21
SCALE: SEE PROFILE
SOURCE: THOMAS & HUTTON ENGINEERING CO. 2003-1E-248

DATE REVISED: AUGUST 1, 2003

DATUM:
MEAN LOW WATER

PROPOSED ACTIVITY:

COMMUNITY DOCK CONSTRUCTION

COUNTY:
BEAUFORT COUNTY, S.C.
APPLICANT:
PALMETTO BLUFF DEVELOPMENT, LLC.

DOCK PROFILE #4

PALMETTO BLUFF

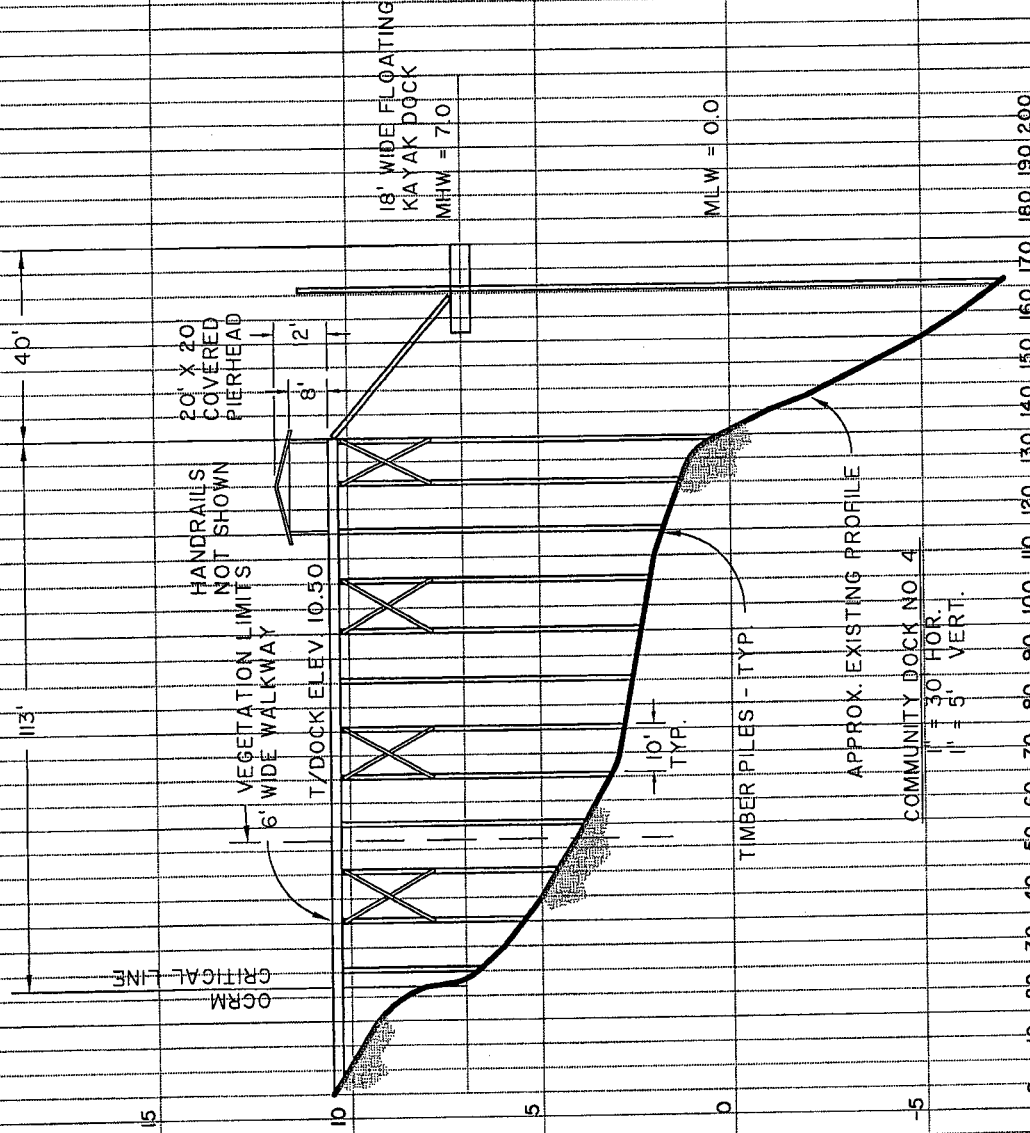
DATE: APRIL 30, 2003
SHEET 15 OF 21
SCALE: SEE PROFILE
SOURCE: THOMAS & HUTTON ENGINEERING CO. 8003-1E-248

DATE REVISED: JUNE 17, 2003

DATUM:
MEAN LOW WATER

PROPOSED ACTIVITY:
COMMUNITY DOCK CONSTRUCTION

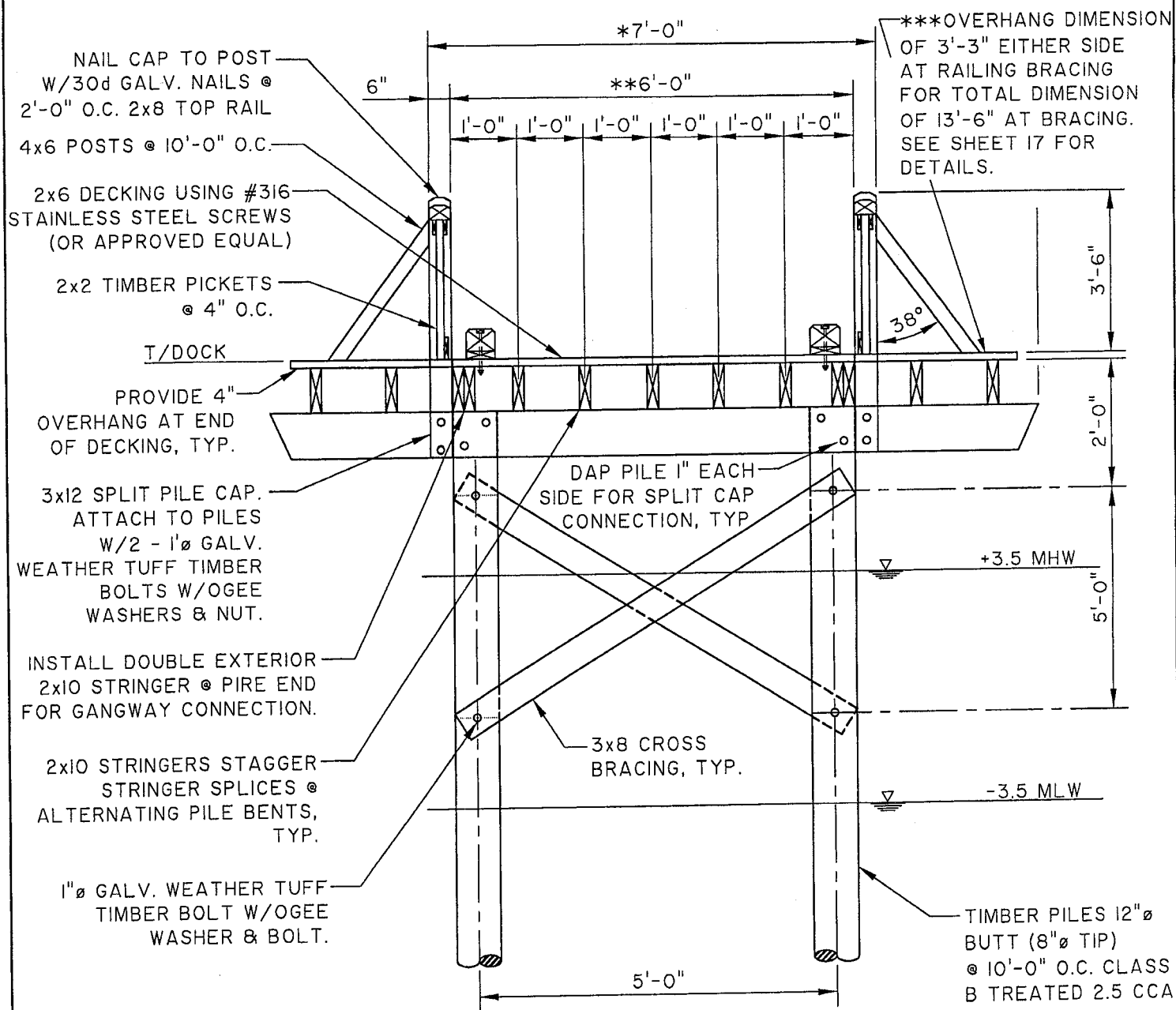
COUNTY:
BEAUFORT COUNTY, S.C.
APPLICANT:
PALMETTO BLUFF DEVELOPMENT, LLC.



NOTES:

1. ATTACH RAIL POST TO EXTERIOR STRINGERS WITH 2 - 5/8" GALVANIZED BOLTS WITH OGEE WASHER AND NUT.
2. PILES AND BRACING TO BE 2.5 CCA. ALL OTHER TIMBER TO BE 0.8 CCA.
3. ALL TIMBER TO BE S.Y.P. #1.
4. ALL HARDWARE TO BE GALVANIZED IN ACCORDANCE W/ASTM A123.
5. ATTACH STRINGERS TO SPLIT PILE CAPS W/ SIMPSON HURRICANE ANCHORS H3 (OR APPROVED EQUAL)
6. PROVIDE LINE ITEM PRICE, PER LINEAR FOOT, FOR 12" BUTT (8" TIP) TIMBER PILES.

* 9'-0" FOR DOCK #3
 ** 7'-0" FOR DOCK #3
 *** OVERALL DIMENSION FOR DOCK #3 IS 15'-6"



TYPICAL SECTION THRU PIER

PIER SECTION

PALMETTO BLUFF

DATE: APRIL 30, 2003

DATE REVISED: JULY 11, 2003

SHEET 16 OF 21

SCALE: N.T.S.

DATUM:

SOURCE: THOMAS & HUTTON ENG. CO.

MEAN LOW WATER

PROPOSED ACTIVITY:

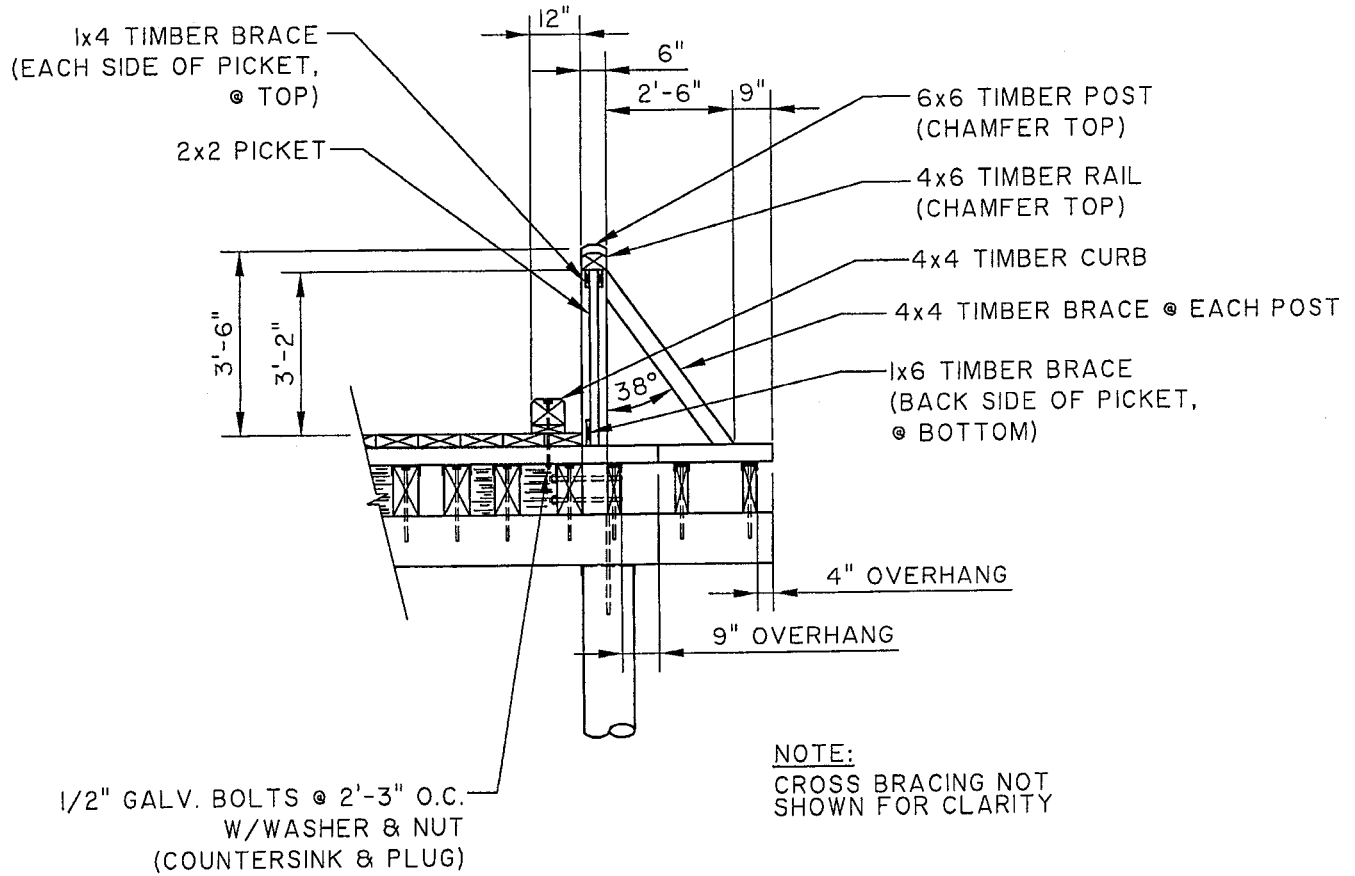
COMMUNITY DOCK CONSTRUCTION

COUNTY:

BEAUFORT COUNTY, S.C.

APPLICANT:

PALMETTO BLUFF DEVELOPMENT, LLC.



HANDRAIL DETAIL

DETAILS

PALMETTO BLUFF

DATE: APRIL 30, 2003

DATE REVISED: JUNE 17, 2003

SHEET 17 OF 21

SCALE: N.T.S.

DATUM:

SOURCE: THOMAS & HUTTON ENG. CO.

MEAN LOW WATER

PROPOSED ACTIVITY:

COMMUNITY DOCK CONSTRUCTION

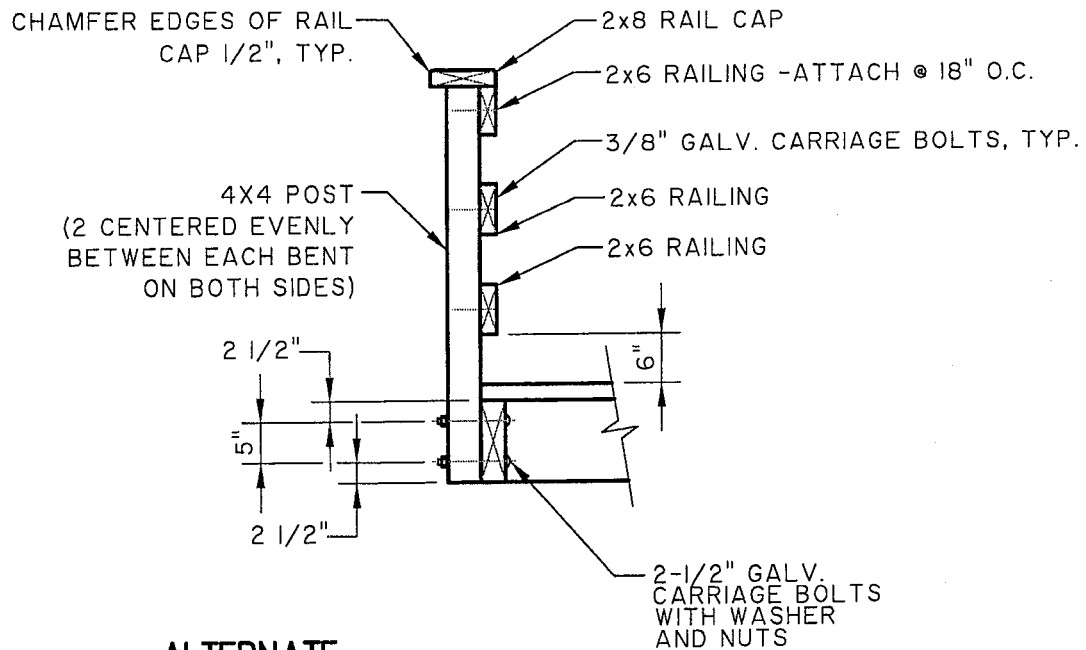
COUNTY:

BEAUFORT COUNTY, S.C.

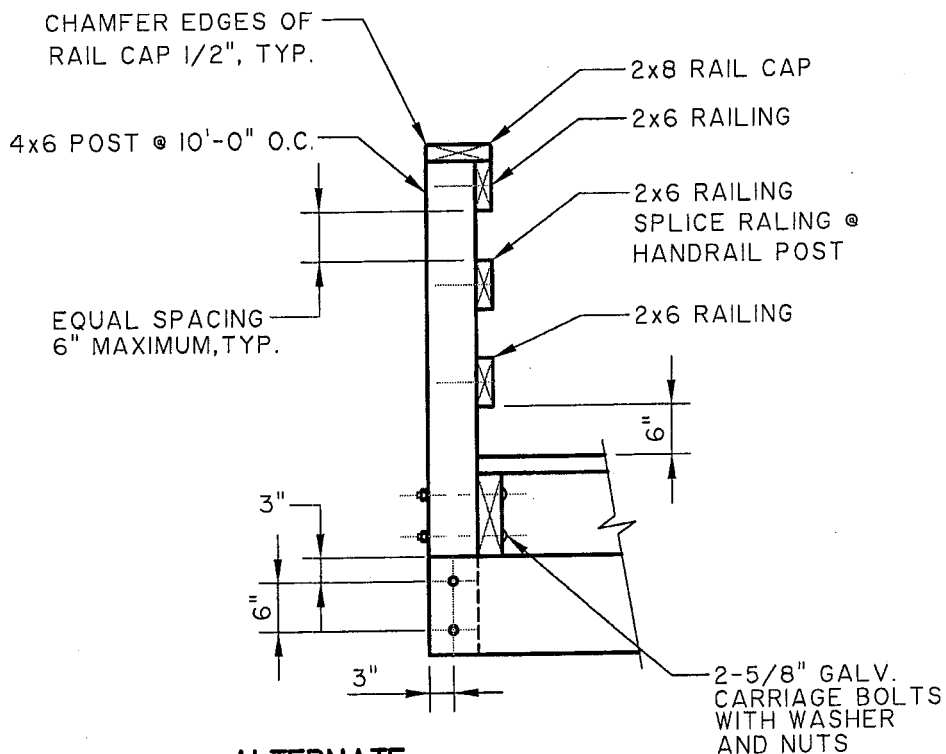
APPLICANT:

PALMETTO BLUFF DEVELOPMENT, LLC.

2003-1C-248



**ALTERNATE
HANDRAIL SYSTEM @ INTERMEDIATE POSTS**



**ALTERNATE
HANDRAIL SYSTEM @ PILE BENTS**

DETAILS

PALMETTO BLUFF

DATE: APRIL 30, 2003

DATE REVISED: JUNE 17, 2003

SHEET 18 OF 21

SCALE: N.T.S.

DATUM:

SOURCE: THOMAS & HUTTON ENG. CO.

MEAN LOW WATER

PROPOSED ACTIVITY:

COMMUNITY DOCK CONSTRUCTION

COUNTY:

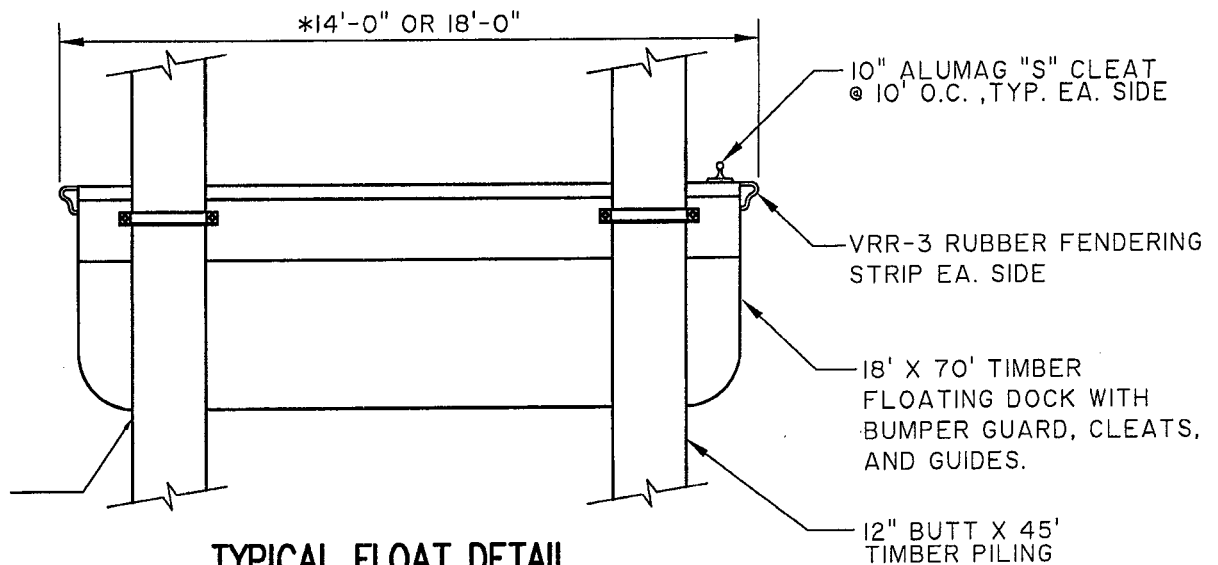
BEAUFORT COUNTY, S.C.

APPLICANT:

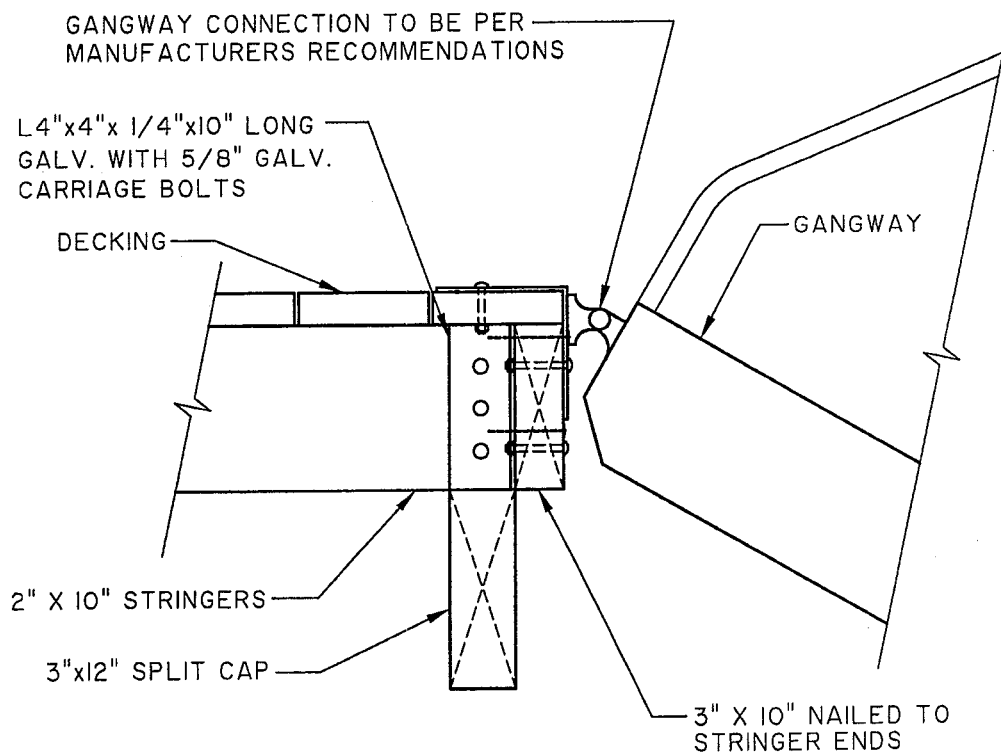
PALMETTO BLUFF DEVELOPMENT, LLC.

8003-1E-248

*14'-0" WIDE FOR DOCK #3
18'-0" ON ALL OTHERS



TYPICAL FLOAT DETAIL



GANGWAY CONNECTION DETAIL

DETAILS

PALMETTO BLUFF

DATE: APRIL 30, 2003

DATE REVISED: AUGUST 1, 2003

SHEET 19 OF 21

SCALE: N.T.S.

DATUM:

SOURCE: THOMAS & HUTTON ENG. CO.

MEAN LOW WATER

PROPOSED ACTIVITY:

COMMUNITY DOCK CONSTRUCTION

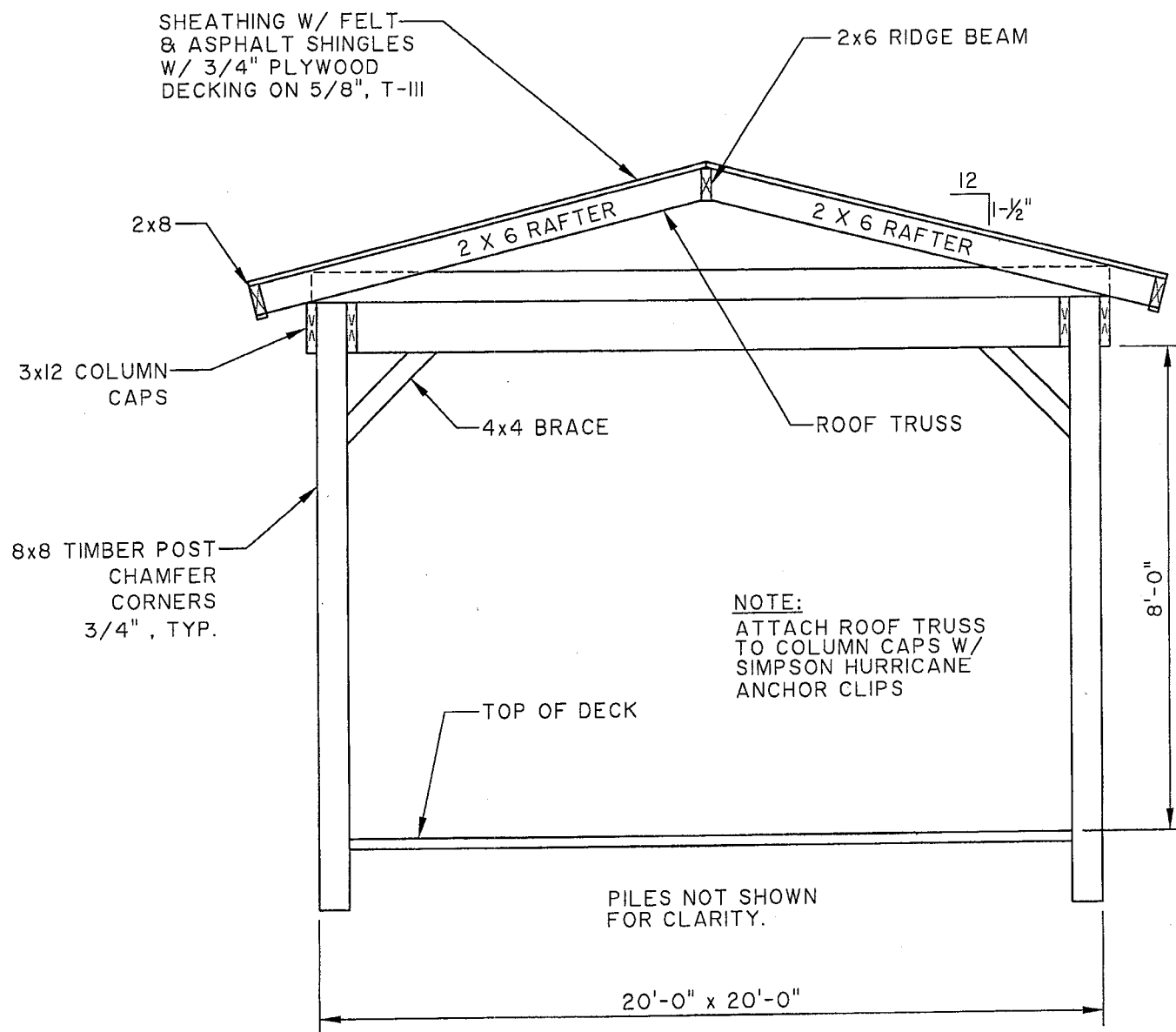
COUNTY:

BEAUFORT COUNTY, S.C.

APPLICANT:

PALMETTO BLUFF DEVELOPMENT, LLC.

2003-1E-248



COVERED PIERHEAD SECTION
PALMETTO BLUFF

DATE: APRIL 30, 2003 DATE REVISED: JUNE 17, 2003
SHEET 20 OF 21
SCALE: N.T.S. DATUM:
SOURCE: THOMAS & HUTTON ENG. CO. MEAN LOW WATER

PROPOSED ACTIVITY:
COMMUNITY DOCK CONSTRUCTION

COUNTY:
BEAUFORT COUNTY, S.C.
APPLICANT:
PALMETTO BLUFF DEVELOPMENT, LLC.

8003-1E-248

